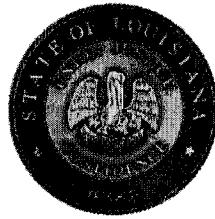




**US Army Corps
of Engineers**

Vicksburg District
4155 Clay Street
Vicksburg, MS 39183-3435
www.mvk.usace.army.mil



Public Notice

| | |
|------------------|--|
| APPLICATION NO.: | ASW-MVK-2005-795 |
| EVALUATOR: | Ms. Anne Woerner |
| PHONE NO.: | (601) 631-5298 |
| FAX NO.: | (601) 631-5459 |
| E-MAIL: | regulatory@mvk02.usace.army.mil |
| DATE: | January 26, 2006 |
| EXPIRATION DATE: | February 16, 2006 |

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District, and the Louisiana Department of Environmental Quality, Office of Environmental Services are considering an application for a Department of the Army permit and State water quality certification for the work described herein. A water quality certification is required in accordance with statutory authority contained in the LRS 30:2074 A(3) and provisions of the Clean Water Act. Comments should be forwarded to the Vicksburg District, Attention: CEMVK-OD-F, at the above address, and the Louisiana Department of Environmental Quality, Office of Environmental Services, Post Office Box 4313, Baton Rouge, Louisiana 70821-4313. The Louisiana Department of Environmental Quality has a copy of the application on file in their office in Baton Rouge and may be inspected at any time between 8:00 a.m. and 4:30 p.m. weekdays. Copies may be obtained from the Louisiana Department of Environmental Quality upon payment of cost of printing. The Louisiana Department of Environmental Quality will make a final decision on the water quality certification pertaining to this application within 30 days after expiration of this notice.

Law Requiring a Permit: Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged or fill material into waters of the United States.

Name of Applicant:

Mr. Gerald Songy
Stirling Bossier, LLC
109 Northpark Boulevard
Suite 300
Covington LA 70433

Name of Agent:

Ms. Anna W. Schoonover
Solutions, Inc.
Post Office Box 820127
Vicksburg, MS 39182-0127

Location of Work: Section 9, T18N-R13W, latitude N 32° 32' 36.41", longitude W 93° 42' 29.67", within the Red River Drainage Basin, Bossier Parish, Louisiana.

Description of Work: (See enclosed map and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying for a Department of the Army permit to mechanically clear and fill waters of the United States to construct an upscale shopping center. The shopping center includes the construction of 8 buildings totaling 460,000 square feet of shopping area along with parking areas, access roads and 7 out parcels. The purpose of the project is to meet the demand for retail development in Bossier Parish.

The current drainage conditions include a majority of the drainage coming from upstream and off-site. The upstream drainage is conveyed through the site via Benoit Bayou. The immediate off-site drainage is intercepted by perimeter ditches on site and carried to Benoit Bayou. Additionally, the on-site ditches that intercept surface runoff also drain to Benoit Bayou.

The proposed site drainage would not interfere with the off-site drainage conditions. Surface runoff from off-site would still be intercepted by the perimeter ditches to Benoit Bayou, and the upstream drainage would still be conveyed via Benoit Bayou. The site construction would include the installation of subsurface drainage within the proposed parking lots and streets. These subsurface drainage systems would discharge into the existing perimeter ditches and into Benoit Bayou, all in accordance with the drainage plan approved by the Bossier City Department of Public Works pursuant to the approved rezoning package.

The 87.2 acre proposed project site would impact approximately 4.3 acres of forested wetlands. Dominant plant species include sugarberry, green ash, water oak, cypress, bitter pecan, and overcup oak. The soil types on the property are Tensas-Sharkey complex, Dundee silty clay loam, Sharkey, Tensas silty clay, Moreland clay, Norwood silty clay loam, and Latanier clay, which are classified as hydric soils.

Approximately 8,100 linear feet (5.9 acres) of intermittent streams will be impacted by the proposed project. These streams are unnamed and are regularly maintained.

Approximately 21,841 cubic yards of dirt would be placed on the project site for the access road.

The applicant proposes to compensate for the loss of wetland functions and values by restoring an appropriate acreage of wetlands on the project site.

The placement of dredged and/or fill material in waters of the United States associated with the mechanized land clearing and levee construction requires a Department of the Army Permit.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

State Water Quality Permit: The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

Cultural Resources: An initial review indicates that the proposed project would not affect any of the sites in Bossier Parish listed in the National Register of Historic Places. Copies of this notice have been sent to the State Historic Preservation Officer, Federally Recognized Tribes, the Corps archaeologists, and other interested parties for comment on potential effects to cultural resources that could result from this activity.

Endangered Species: Our initial finding is that the proposed work would not affect any endangered species or their critical habitat. This proposal is being coordinated with the U.S. Fish and Wildlife Service, and any comments regarding endangered species or their critical habitat will be addressed in our evaluation of the described work.

Flood Plain: In accordance with 44 CFR Part 60 (Flood Plain Management and Use), participating communities are required to review all proposed development to determine if a flood plain development permit is required. Flood plain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements.

Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water

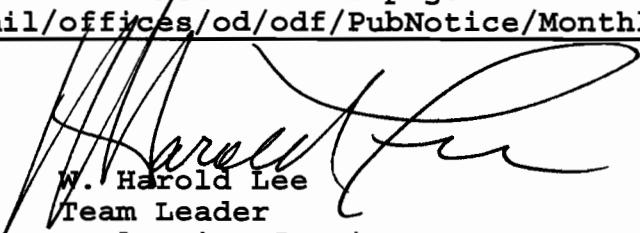
quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project.

All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

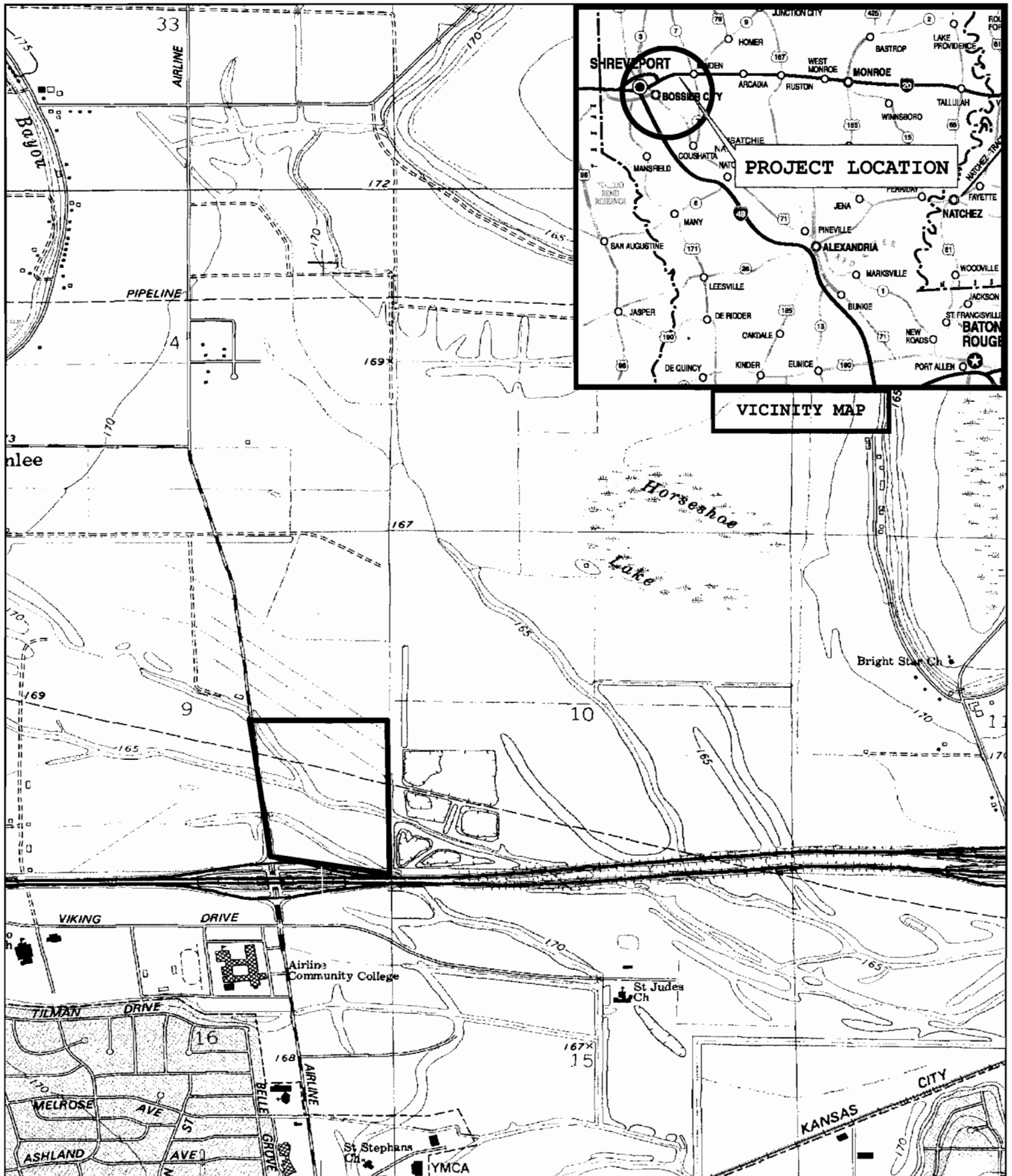
Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/offices/od/odf/main.asp>, or go directly to the Final Permit Actions web page at <http://www.mvk.usace.army.mil/offices/od/odf/PubNotice/MonthlyNotice/pnmain.asp>.



W. Harold Lee
Team Leader
Evaluation Section

STIRLING BOSSIER SHOPPING CENTER

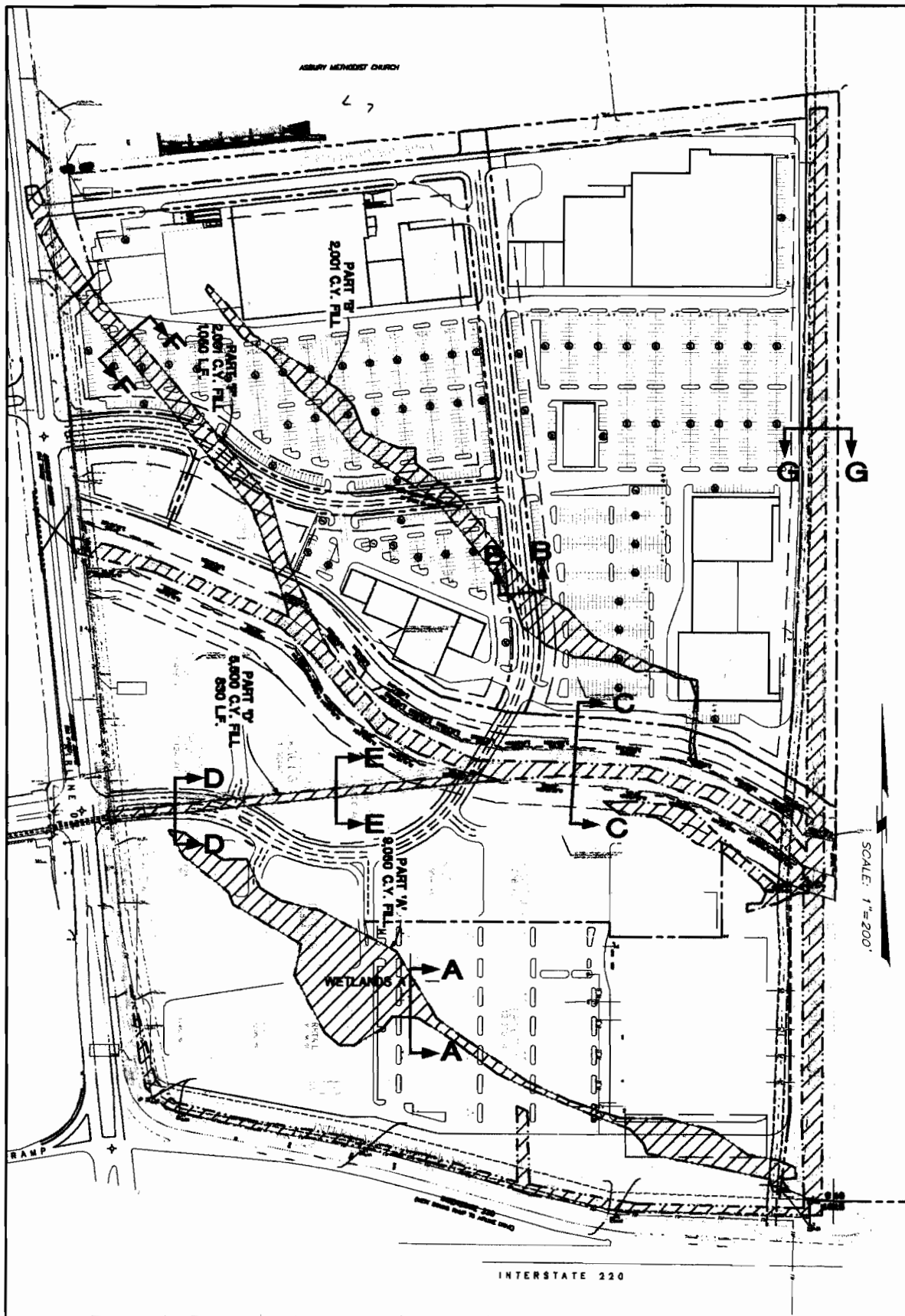


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CEMVK-OD-FE ASW-MVK-2005-795
STIRLING BOSSIER, LLC
GERALD E. SONGY, MANAGER



DATE: 11/8/05

1

EXHIBIT

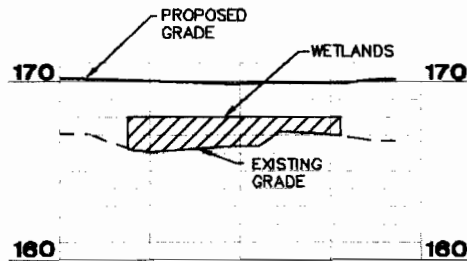
C.O.E. PERMIT EXHIBITS
BOSSIER PARISH, LOUISIANA
BOSSIER CITY
BOSSIER RETAIL CENTER

SJB GROUP
INCORPORATED
P.O. BOX 1761 • BAYTOWN, TEXAS 77520 • (281) 335-7300 • FAX (281) 335-7301 • WWW.SJBGROUP.COM

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CEMVK-OD-FE ASW-MVK-2005-795

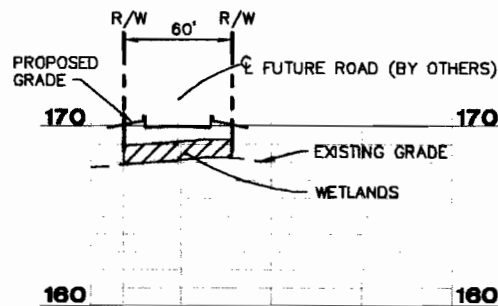
Stirling Bossier, LLC
Gerald E. Songy, Manager



HORIZONTAL: 1" = 100'
VERTICAL: 1" = 10'

SECTION A-A

(9,050 C.Y. FILL)



HORIZONTAL: 1" = 100'
VERTICAL: 1" = 10'

SECTION B-B

(2,001 C.Y. FILL)

TOTAL WETLANDS AREA = 4.3 ACRES
TOTAL WETLANDS FILL VOLUME = 21,841 C.Y.

DATE: 11/8/05

SJB GROUP
INCORPORATED
P.O. BOX 1751 • BATON ROUGE, LA. 70821 • (225) 769-3400 • FAX (225) 769-3595

**BOSSIER CITY RETAIL
BOSSIER CITY
BOSSIER PARISH, LOUISIANA
C.O.E. PERMIT EXHIBITS**

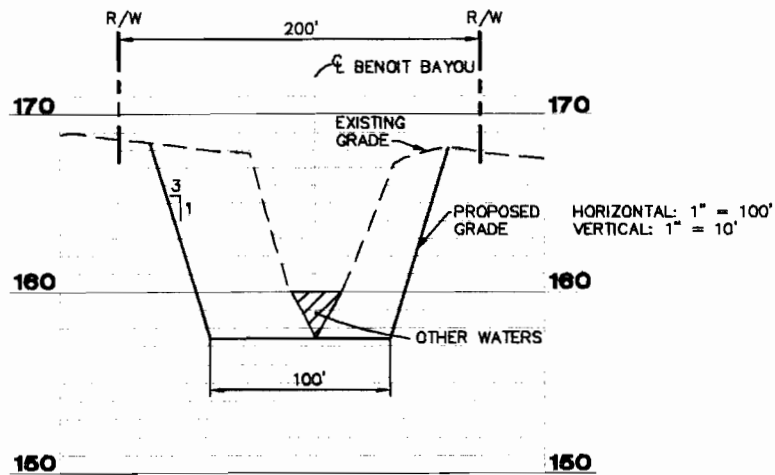
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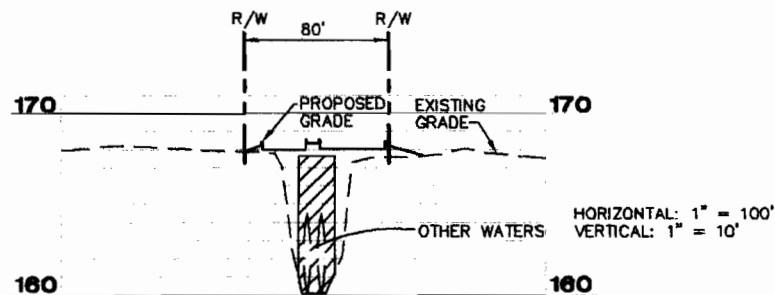
CEMVK-OD-FE ASW-MVK-2005-795

Stirling Bossier, LLC
Gerald E. Songy, Manager

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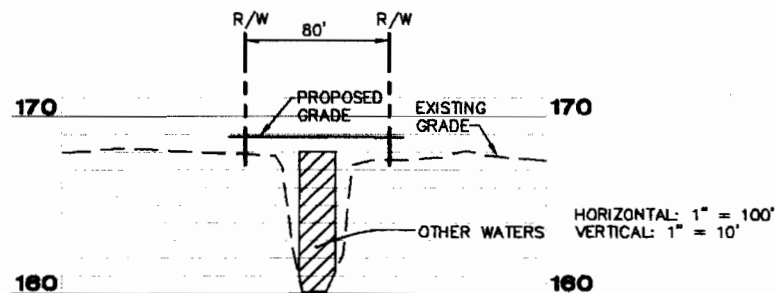


SECTION C-C



SECTION D-D

(5,500 C.Y. FILL)
(830 L.F.)



SECTION E-E

DATE: 11/8/05

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**BOSSIER RETAIL CENTER
BOSSIER CITY
BOSSIER PARISH, LOUISIANA
C.O.E. PERMIT EXHIBITS**

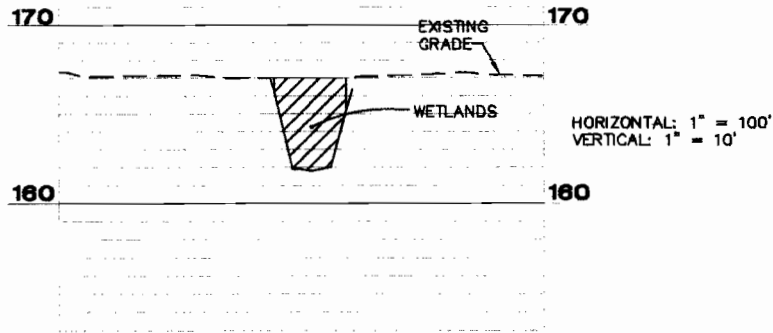
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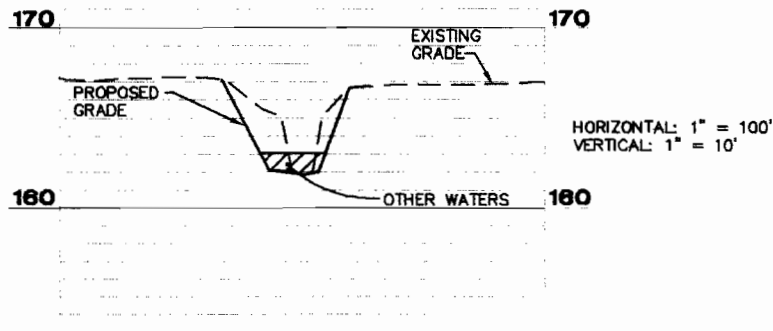
Stirling Bossier, LLC
Gerald E. Songy, Manager

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SECTION F-F

(2,001 C.Y. FILL)
(1,050 L.F.)



SECTION G-G

DATE: 11/8/05

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**BOSSIER RETAIL CENTER
BOSSIER CITY
BOSSIER PARISH, LOUISIANA
C.O.E. PERMIT EXHIBITS**

EXHIBIT

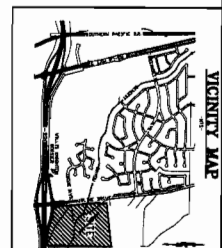
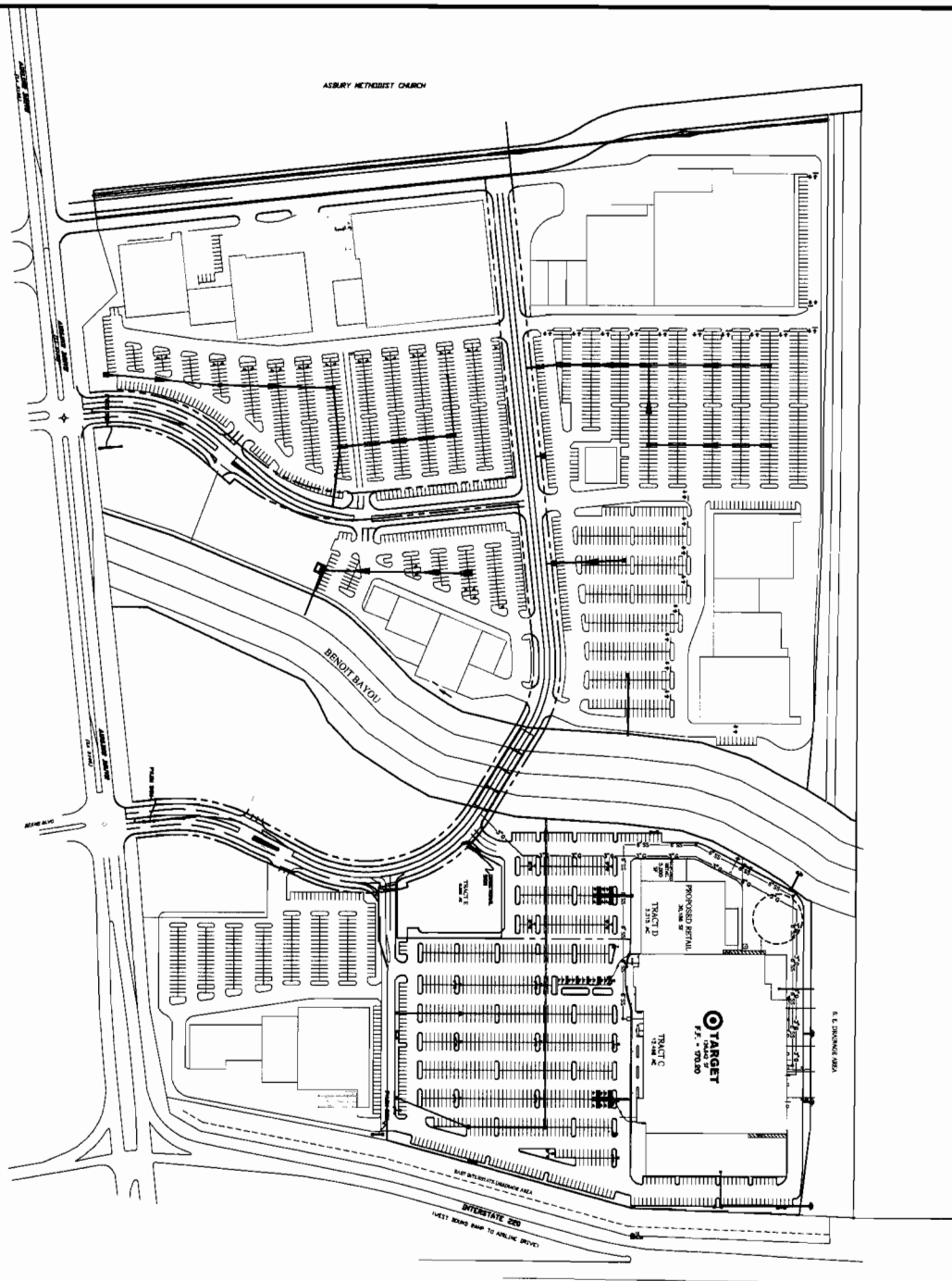
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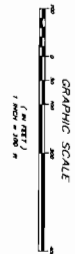
Stirling Bossier, LLC
Gerald E. Songy, Manager

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5:14:50 PM, 1/27/11, J. BOSSIER CITY RETAIL CENTER, 100% COMPLETE, SITE PLAN, 11-23-2008, 100% COMPLETE



VICINITY MAP



OVERALL
SITE
PLAN

01

DATE: 11/27/11
DRAWN BY: J. BOSSIER
CHECKED BY: J. BOSSIER
SCALE: 1" = 100'

BOSSIER CITY RETAIL CENTER
N.E.C. AIRLINE DRIVE & INTERSTATE 220
BOSSIER CITY, LOUISIANA

CEMVK-OD-FE ASW-MVK-2005-795
Stirling Bossier, LLC
Gerald E. Songy, Manager